

TO: Planning and Zoning Commission

FROM: Gordon F. Joseloff, First Selectman

DATE: January 10, 2011

SUBJECT: Explanatory Statement for Text Amendment #625/P&Z Appl. #11-001
RE: Regulations to Provide for a Senior Residential Community

Background

The Planning and Zoning Commission issued a Positive §8-24 Report in November 2010 for a plan to substantially improve and locate a senior living community at 60 Compo Road South, Town-owned property known as Baron's South. The §8-24 Report describes the senior living community as including housing opportunities, with a majority of below market rate units, as well as a health care component. The latter would consist of home health care services for those living independently as well as extended care services which could include facilities for assisted living and/or skilled nursing. The §8-24 also identified Text Amendment approval from the Planning and Zoning Commission will be necessary to create regulations allowing the proposed uses, density, and height, to support a senior living community. The attached proposal is intended to provide the zoning regulations necessary to facilitate future submission of a Special Permit/Site Plan application to develop Town-owned property for a senior living community.

Purpose/Benefits

There is an urgent community need to increase the available inventory of below market rate housing, as well as a need to enhance the types of housing choices offered to Westport residents, especially seniors. Additionally, there is a growing need for skilled nursing beds that can serve residents' needs such as short term rehabilitation, long-term care, advanced dementia, chronic care, and hospice care. These housing and health care needs are documented and were discussed during the 2010 §8-24 review. The applicant respectfully requests this file be incorporated into the record and made available for reference.

The 2007 Plan of Conservation and Development recognizes the importance of addressing these needs. The following are some of the goals listed in the Town Plan that support the proposal:

- *"It is a goal of this Plan to seek ways to expand the variety of housing choices and options of Westport in order to help meet the needs of existing and future residents while maintaining the character and integrity of the town." Pg. 6-1*
- *"Westport should continue efforts to help seniors who may not want or need large single-family houses to remain in Westport and to provide opportunities for others. Since single-family detached housing may not meet the needs of all people, the Plan recommends that Westport explore ways to diversify the housing portfolio of the community." Pg. 6-2*
- *"Promote housing affordability. As Westport works toward providing more housing choices, it will do so in ways that are appropriate for the community and that protect the public health and safety. In addition, Westport will consider ways of integrating affordable, workforce, and market rate housing in future projects in partnerships with public and private organizations." Pg. 6-3*

Brief Description

The proposal seeks to create zoning regulations to provide opportunities for development of a senior living community on Town-owned properties. "§32-15, Senior Residential Community" proposes to modify the existing provisions contained in "§32-15, Managed Residential Community" of the Westport Zoning Regulations, to more accurately reflect the current housing and health care needs of Westport residents. Zoning standards are modified to permit development that simultaneously provides for efficient use of the land while maintaining an appropriate scale and relationship to surrounding residential and non-residential properties. The following are location requirements for "§32-15, Senior Residential Community:"

- Town-owned property;
- Minimum lot area of 4-acres for residentially-zoned properties (AAA, AA, A, and PRD), and 2-acres for non-residentially zoned properties (BCD, GBD, HDD, HSD, RBD, RORD, and RPOD); and
- Frontage on an Arterial Street as classified in *The 2007 Plan of Conservation & Development*.

The proposal additionally seeks to replace existing references contained in the Zoning Regulations from "elderly" to "senior," as recommended by the Planning and Zoning Commission in the 2010 §8-24 Report.